

BUILDING AND LAND USE PERMIT
Permits are only valid for one year from date of approval

CONTRACTOR REQUIREMENTS

1. Contractors must have a Portal John on site for workers. (Michigan Law)
2. All lot improvement permits must be posted and visible from road.
3. Contractors must contact White Birch Lakes office 989-588-2853 or Safety 989-588-7066, 48 hours before a BOCA modular home is delivered.
4. Contractors are responsible for making sure our roads and any other association properties are left in the same condition as before construction is started, or they will be responsible for any damages occurring.
5. Contractors and workers must obey posted signs and watch for off-road vehicles, small motorized-vehicles and pedestrians.
6. All structures must meet all State, County and Lincoln Township codes.

GENERAL POLICIES

1. Camping units stored on residential lot must be stored in side yard or back of residence,
2. Docks must be 4 feet wide and up to but no more then 15 feet long from the high water line (C&R's)
3. All watercraft must have current year WBL sticker.
4. All driveways with a culvert are to have a minimum 12-inch diameter by 24 foot long steel culvert pipe (12" x 24') NON-STEEL CULVERTS ARE PROHIBITED (Lincoln Township rule.)

**White Birch Lakes
Lot Improvement Application**

4730 Lake Dr, Farwell MI 48622
989-588-2853 Fax 989-588-4924
E-Mail: Supervisor@whitebirch.org

Lot Owner(s): _____ Lot No(s) _____
Name(s)

Street Address

City State Zip Phone# _____

Application For:

- | | |
|--|---|
| <input type="checkbox"/> New Residence | <input type="checkbox"/> Addition to Existing Building |
| <input type="checkbox"/> Garage (Attached or Detached) | <input type="checkbox"/> Detached Accessory Building |
| <input type="checkbox"/> Septic System/Drain Field | <input type="checkbox"/> Driveway (24' x 12" Min, Metal Culvert Required) |
| <input type="checkbox"/> Fence | <input type="checkbox"/> Dog Kennel |
| <input type="checkbox"/> Deck/Dock on Lake Side | <input type="checkbox"/> Tree Removal |
| <input type="checkbox"/> Other (Specify) _____ | |

Starting any of the above projects without EPC written approval, may result in a fine being assessed.

Submit the following: (Required for approval)

- One (1) Copy of Plot Plan (sketch) indicating location of all existing and proposed improvements. Indicate Dimensions and Distances to Lot Lines
- *Location of Proposed Driveway (Concrete /Asphalt Driveways must end a minimum of 3 Ft from the Roadway edge). Gravel/Dirt Driveway's must be level to Roadway.*
- *Location of Campsite*
- Copies of Required Permits (Building, Zoning, Septic System, and Soil Erosion within 500' of lakes)

Required for Tree Removal:

- Number of Trees to be Removed _____
- Trees Must be Clearly Marked (Colored flagging preferred)
- Reason for Proposed Tree Removal _____

- * Application must be submitted **10 DAYS PRIOR TO THE MONTHLY BOARD of DIRECTORS MEETING** to the White Birch Lakes Recreational Association Office.
- * All Improvements must comply with White Birch Lakes Restrictions (Copy available at WBL Office)
- * Permits are issued for approved applications and must be posted prominently at location and visible from road.
- * **Tree Removal Permits are valid for 3 months;** All Others are valid for One (1) year from date of approval.
- * **A copy of the Zoning and Building Permits from Lincoln Township must be submitted to the EPC before construction or work begins.**

By signing below you are giving permission to members of the WBL Environment Protection Committee to enter your property for the purpose of evaluating the property you have requested a permit for.

Signature of Property Owner Date EPC Approval Date

Lot Improvement Applications that are denied by the Environmental Protection Committee may be appealed, in writing, to the White Birch Lakes Recreational Association Board of Directors.

White Birch Lakes Recreational Association
Building and Land Use Permit Application
4730 Lake Drive
Farwell MI 48622

Building Site Lot Number and/or Street Address; _____

Owner(s): _____

Owner's Address: _____

City/State/Zip: _____

Telephone Number: _____ Work or Cell Phone: _____

ALL INFORMATION BELOW IS REQUIRED BEFORE THE WHITE BIRCH ENVIRONMENTAL PROTECTION COMMITTEE WILL CONSIDER THIS APPLICATION.

- 1. Plot Plan Diagram or Survey: Yes or No (Well, Septic and Distance to Lot Lines)
- 2. Plot Plan Diagram or Survey: Yes or No (Indicate Driveway, Concrete /Asphalt Driveways must end a minimum of 3 Ft from the Roadway edge).Gravel/Dirt Driveways must be level to Roadway.
- 3. Proposed Building Staked out: Yes or No
- 4. Number of Trees to be Removed _____ Trees MUST be Clearly Marked
- 5. Copy of Approved Building and Septic Permit: Yes or No
- 6. Property Lot Corners Marked and Visible: Yes or No

TYPE of STRUCTURE:

- A. Stick Built/Custom Home Size X _____ X _____
- B. MRBC Modular Home Size X _____ X _____

(Note: You must submit a complete set of Stamped State of Michigan approved Michigan Residential Building Code prints with State of Michigan letter attached.)

- C. Addition to existing Home Size X _____ X _____
- D. Garage: Attached or Detached Size X _____ X _____
- E. Deck(s) Number: _____ Size X _____ X _____ Size X _____ X _____
- F. Accessory Building Size X _____ X _____
- G. Other (Describe) Size X _____ X _____

Building Contractor Name: _____ Phone: _____

I/we hereby acknowledge that I/We have read the Building and Land Use Restrictions. I/we agree to abide by the conditions set forth therein; including all exterior construction must be complete within a 6 Month period from start.

Signature of Property Owner(s) _____ Date _____

EPC ACTION: APPROVED ___ DENIED ___ For the Following Reason(s) _____

EPC Signature: _____ Date _____

Additional required conditions of approval are as follows: _____

WBLRA ACCESSORY BUILDINGS REGULATIONS

Accessory buildings shall be subject to the following regulations:

1. No accessory building shall be erected on any lot prior to the erection of a single-family dwelling house. (C&R)
2. Any accessory building must conform to all White Birch Lake s Regulations, construction requirements and deed restrictions, as well as all Lincoln Township zoning ordinances.
3. Prior to construction of any accessory building of any size, a permit must be obtained from Environmental Protection Committee (EPC). The application for such permit must contain:
 - Site plan, which shall show the location of all improvements existing, the location of the improvement proposed, and the color proposed to be used. (C&R)
 - Other drawings or documents as requested by EPC that may assist it in its deliberation towards the issuance of the permits. (C&R)
4. The main building on a lot is the single-family residential dwelling house.
5. An accessory building that is structurally attached to the main building must conform to the regulation and codes applicable to the main building.
6. A detached accessory building may not be located:
 - Less then 10 feet from any other building. (Lincoln Township)
 - Less then 10 feet from any side lot line. (C&R)
 - Less then 30 feet from the rear lot line or twenty-five percent (25%) of the depth of the lot, whichever is greater. (C&R)
 - These distances are to be the greater of either WBLA or Lincoln Township.
7. A detached accessory building may not be located in the front yard, except where it is determined that the topography of the lot requires an EPC and/or Township variance.
8. The total square footage of all detached accessory buildings shall not exceed 1312 sq. ft.
9. The maximum square footage of a single accessory building is 1200 square feet.

(LINCOLN TOWNSHIP MAXIMUM IS EQUAL TO SQUARE FOOTAGE OF THE HOUSE, BUT IT MAYBE POSSIBLE TO GET A VARIANCE FROM LINCOLN TOWNSHIP).

10. Under no circumstance shall there be more than 2 detached accessory buildings. Requests to add on to an existing accessory building may be approved, as long as it is in compliance with the total square footage limits stated in paragraph 8.
 11. The finished exterior of every building constructed or placed on any numbered lot shall be of material consistent with the current BOCA code. (C&R) The State of Michigan replaced the BOCA code with THE MICHIGAN RESIDENTIAL BUILDING CODE.
- (11 A). Past non-enforcement of any of these restrictions shall not constitute a precedent that would prevent their future enforcement by the committee. (C&R)